




To: Jay Grande - Planning Board Administrator
Town of Framingham

Fr: Sean Reardon - Tetra Tech Rizzo 

Re: **Recommended Development Density
Framingham Technology Park Infrastructure Improvement Plan**

Dt: October 29, 2009

This memorandum summarizes our recommendations related to the projected development density at the Framingham Technology Park (Park) and will be used to forecast the future infrastructure demands of the Park that are to be addressed as part of the Technology Park Infrastructure Plan (the Study). The Study's objective is to evaluate the demands that development over the next 15-20 years will place on Park infrastructure.

Currently there are approximately 183 Acres of land located within the limits of the Framingham Technology Park most of which is currently developed to varied levels with uses ranging from warehouse to office. There is currently 2.77 million square feet of developed space (constructed or submitted for planning board review) within the park yielding an aggregate Floor Area Ratio (FAR) of 0.35.

Recent changes to the Town of Framingham Zoning Bylaws has increased allowed development densities for the base FAR from 0.6 to 0.8 and for that allowed by Special Permit from 0.8 to 1.0. Based on a review of development within the Park over the last 10 years and other limiting factors such as the economy and market pressures, it is our recommendation that the Study be based on a projected FAR below those allowed under zoning. Specifically, we recommend projecting a 65% growth rate above the current development in the park as a conservative projection of what could realistically be developed over the next 15-20 years. Although, this growth rate is slightly higher than past experience it is appropriate for planning purposes.

A projected growth rate of 65% would provide for just above 1.8 million square feet of new development. This compares favorably with the development history within the park indicating that over the last 15 years there has been approximately 1.0 million square feet of development.

For the purposes of the Study we propose to distribute the 1.8 million square feet of new development across the park and across a representative range of uses. The following table summarizes our recommended distribution based on location and use.

**Table 1 – Proposed Distribution of Projected Development**

Location	Projected Development (s.f.)	Use
New York Avenue	1,000,000 (56%)	50% R&D – 50% Office
California Avenue	200,000 (11%)	50% R&D – 50% Office
Pennsylvania Avenue	200,000 (10%)	50% R&D – 50% Office
The Mountain Road	300,000 (17%)	50% R&D – 50% Office
Pleasant Street Connector	100,000 (6%)	50% R&D – 50% Office
Total	1.8 million	50% R&D – 50% Office

Application of the projected development as described in Table 1 will result in a slight change in density distribution within the park. Density will skew slightly to California Avenue and New York Avenue and away from Pennsylvania Avenue and the Mountain Road. Table 2 summarizes the changes in density.

Table 2 - Summary of Total Development

Location	Existing Development (s.f.)	Projected Development (s.f.)	Total³
New York Avenue	1,280,000 ¹ (46%)	1,000,000	2,300,000 (50%)
California Avenue	100,000 (3%)	200,000	300,000 (7%)
Pennsylvania Avenue	680,000 ² (25%)	200,000	900,000 (20%)
The Mountain Road	600,000 (22%)	300,000	900,000 (20%)
Pleasant Street Connector	110,000 (4%)	100,000	200,000 (3%)
Total	2.77 million	1.80 million	4.57 million

¹ Includes Genzyme Biologics Support Center currently under construction.

² Includes Congress Group project currently under Planning Board review.

³ Totals are rounded to the nearest 100,000 s.f. increment.



Table 3 summarizes the resulting FAR for each area of the Technology Park. Since all areas are projected to have some increase in development over the next 15-20 years, FAR in all areas will increase. The biggest increases are expected for the New York Avenue and California Avenue portions of the Park principally due to the expansion plans of Genzyme and the suitability of remaining parcels to support development.

Table 3 - Summary of FAR

Location	Land Area (million s.f.)	Existing Development (million s.f.)	Total Projected Development (million s.f.)	FAR Existing - Projected
New York Avenue	3.40	1.28	2.3	0.38 - 0.68
California Avenue	0.36	0.10	0.3	0.28 - 0.83
Pennsylvania Avenue	1.95	0.68	0.9	0.35 - 0.46
The Mountain Road	1.90	0.60	0.9	0.32 - 0.47
Pleasant Street Connector	0.35	0.11	0.2	0.31 - 0.57
Total	7.96	2.77	4.57	0.35 - 0.57

Based on conversations with the Town and owners within the Technology Park, we feel the numbers presented in this memorandum represent a reasonable yet conservative estimate of projected future development within the Park and that the proposed distribution of the new development across the park is representative of the likely progression of its build-out.

Sudbury Reservoir Watershed Access Rules

Sudbury Reservoir Watershed System Management Area Map

Sudbury Reservoir Public Access Map

ACTIVITY	Wachusett Open Channel/Crane's Swamp (Area A)	Sudbury Reservoir (Area B)	Reservoir No. 3/ Stony Brook (Area C)	Cedar Swamp (Area D)	Reservoirs Nos. 1 & 2 (Area E)
VEHICLE ACCESS					
Off-Road Driving (ORVs, ATVs)	⊘	⊘	⊘	⊘	⊘
Snowmobiling	⊘	⊘	⊘	⊘	⊘
Bicycling	⊘	⊘	⊘	⊘	⊘
FOOT ACCESS					
Hiking	✓	✓	⊘	⊘*	⊘
Dog Walking	⊘	⊘	⊘	⊘	⊘
Cross-Country Skiing	✓	✓	⊘	⊘*	⊘
Shoreline Fishing	✓	✓	⊘	⊘	⊘
Horseback Riding	⊘	⊘	⊘	⊘	⊘
Hunting	⊘	⊘	⊘	⊘	⊘
WATER ACCESS					
Boating - non - motorized	⊘	⊘	⊘	✓	⊘
Boating - motorized (including "jet- skis")	⊘	⊘	⊘	⊘	⊘
Swimming	⊘	⊘	⊘	⊘	⊘
Ice Skating/Ice Fishing	⊘	⊘	⊘	⊘	⊘
OTHER ACTIVITIES					
Camping	⊘	⊘	⊘	⊘	⊘
Picnicking	✓	✓	⊘	⊘	⊘
Fires & Cooking	⊘	⊘	⊘	⊘	⊘
Collecting/Metal Detecting	⊘	⊘	⊘	⊘	⊘

✓ – Public access is allowed in designated areas only

⊘ – Activity prohibited

* Access to trails in Cedar Swamp will be considered through stewardship agreements with conservation partners, such as Sudbury Valley Trustees and Westborough Community Land Trust.

Public access is allowed in designated areas only. Any activity which injures or defaces the property of the Commonwealth is strictly prohibited. All alcoholic beverages are prohibited. Night access is prohibited on MDC land in the Sudbury Reservoir watershed. See 350 CMR 11.09(2) for complete list of regulations. For additional information, contact the Wachusett/Sudbury Watershed Ranger Station at (978) 365-3800 or go to our [public access page](#). In an emergency, contact the Watershed Rangers or the Massachusetts State Police at (508) 829-8410.



MDC/DWM Resource Management Areas Sudbury Reservoir Watershed System

1 0 1 2 3 Miles



- A-- Wachusett Open Channel
Crane's Swamp
- B-- Sudbury Reservoir
- C-- Reservoir No. 3
Stony Brook
- D-- Cedar Swamp
- E-- Reservoirs Nos. 1 and 2

- Resource District
- MDC DWM Holdings
- Sudbury Watershed Boundary
- Basin Boundary
- Surface Water Body
- Major Waterway
- Town Boundary
- Major Roadways
- Limited Access Highway
- Highway

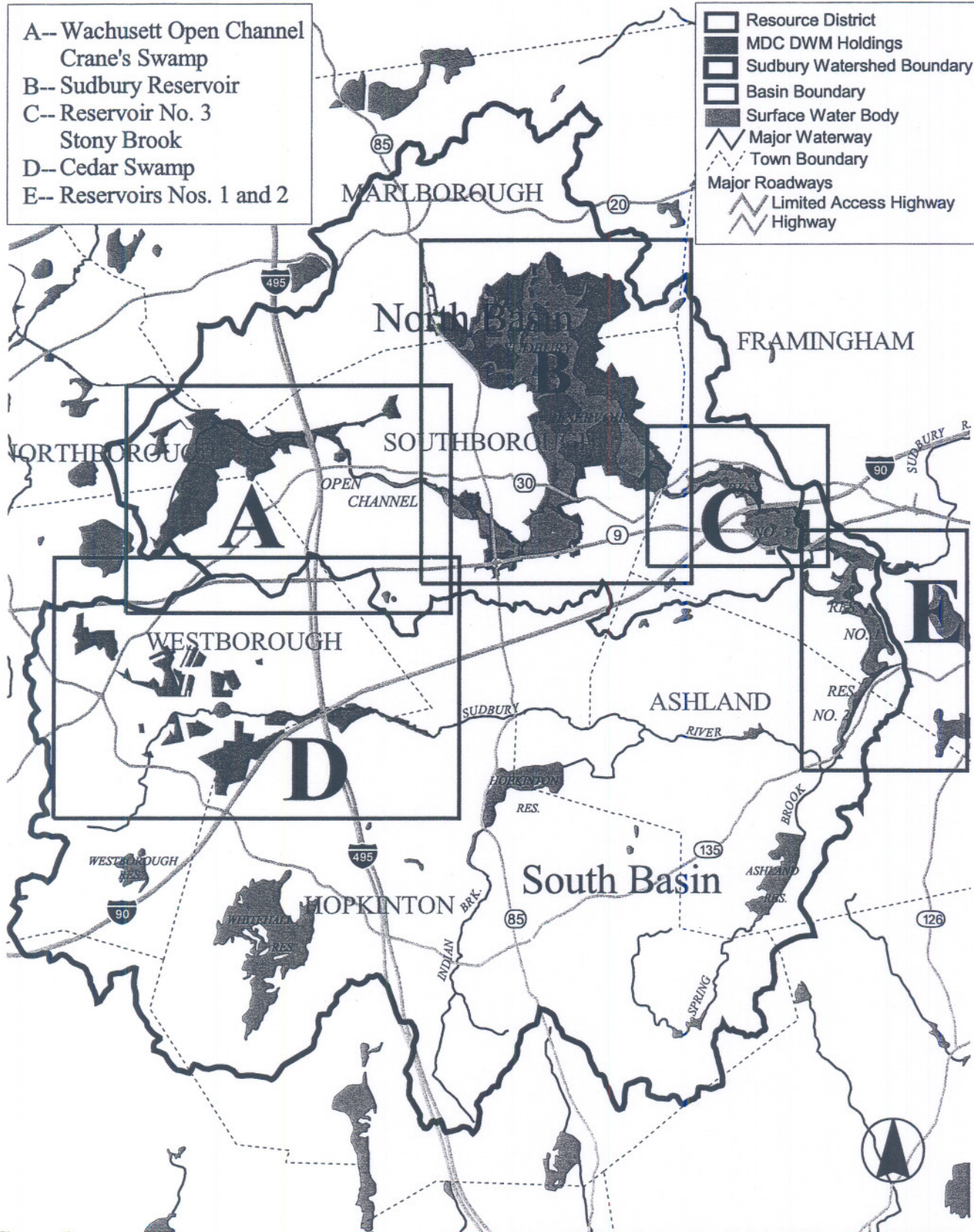


Figure 5



Resource Management Area B Sudbury Reservoir



0.5 0 0.5 1 Miles

